

CONDITIONS FOR EFFECTUATING [T] TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32-G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary). Dedications and improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering:

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.

2. **Bureau of Engineering.** Prior to issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

a. Dedication Required

- i. That a two-foot wide strip of land be dedicated along Industrial Street adjoining the tract to complete a 34-foot wide half right-of-way in accordance with Industrial Collector Street Standards of LA Mobility Plan. Additional 15-foot by 15-foot or 20-foot radius property line return be dedicated at the intersection with Alameda Street. Above dedications including the corner cut shall be limited to 15-foot above the finished sidewalk grade and 10-foot below finished sidewalk grade. In the event that Community Plan for this area has been upgraded and adopted by full City Council prior to the recordation of the final map allowing lesser public street dedications and street improvements then the subdivider has the option to comply with the new street standards for all the streets adjoining this tract. These conditions shall not preclude the Department of City Planning from granting a Waiver of Dedication and Improvements prior to the recordation of the final map.
- ii. That a four-foot wide public sidewalk easement be provided along Mill Street adjoining the tract.

b. Improvements Required –

- i. Improve Industrial Street being dedicated and adjoining the subdivision by

the construction of the following:

- (1) A Concrete curb, a concrete gutter, and a 13-foot full-width concrete sidewalk with tree wells.
 - (2) Suitable surfacing to join the existing pavement to the 20-foot half roadway in accordance with Collector Street Standards of LA Mobility Plan.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvement.
- ii. Improve Mill Street adjoining the subdivision by the construction of the following:
- (1) A concrete curb, a concrete gutters, and 10-foot concrete sidewalk with tree wells.
 - (2) Suitable surfacing to join the existing pavement to the 20-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvement.
- iii. Improve Alameda Avenue being dedicated and adjoining the subdivision by the construction of the following:
- (1) A Concrete curb, a concrete gutter, and a 15-foot full-width concrete sidewalk with tree wells.
 - (2) Suitable surfacing to join the existing pavement and to complete 35-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvement.

3. BUREAU OF STREET LIGHTING

- i. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting. Construct new street lights: seven (7) on Industrial St., two (2) on Alameda St., and one (1) on Mill St.

4. URBAN FORESTRY

Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

